

RESTRICTIVE COVENANTS

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ON ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2000, AT WHICH TIME SAID COVENANTS SHALL EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE THE SAID COVENANTS, IN WHOLE OR IN PART. IF THE PARTIES HERETO, OR ANY ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFULL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN THIS SUBDIVISION TO PROSCUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS, AND EITHER PREVENT HIM OR THEM FROM RECOVERING DAMAGES OR OTHER DUES FOR SUCH VIOLATIONS. INVALIDATIONS OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE EFFECT ANY OF THE OTHER COVENANTS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

1. ALL LOTS IN THE SUBDIVISION SHALL BE FOR RESIDENTIAL USE ONLY AND NO LOTS SHALL BE RESUBDIVIDED INTO SMALLER LOTS.
2. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN A SINGLE FAMILY DWELLING UNLESS APPROVED BY THE DEVELOPER OR THE ARCHITECTURAL CONTROL COMMITTEE.
3. NO FENCE, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED ON ANY LOT WHICH WILL BE CLOSER TO THE STREET THAN THE FRONT MINIMUM BUILDING LINE. NO ELECTRIC FENCES OR BARBED WIRE FENCES WILL BE PERMITTED IN THE SUBDIVISION.
4. NO TRAILERS, BAEMENTS, TENTS, SHACKS, GARAGES, BARNs, OR ANY OUTBUILDINGS ERRECTED IN THE SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE AN ANNOYANCE OR NUSIANCE TO THE NEIGHBORHOOD. NO CARS OR TRUCKS WILL BE ALLOWED TO REMAIN IN THE SUBDIVISION AREA WITHOUT THE PROPER CITY STICKERS AND DESOTO COUNTY LICENCE TAGS.
5. NO SIGNS SHALL BE PERMITTED IN THE SUBDIVISION LARGER THAN FIVE SQUARE FEET IN AERA.
6. THE TOTAL MINIMUM HEATED AERA OF ANY RESIDENCE IN THE SUBDIVISION, EXCLUSIVE OF OPEN PORCHES, OR CAR PORTS SHALL BE 1200 SQUARE FT. THIS SHALL APPLY TO ONE AND TWO STORY DWELLINGS IN THE SUBDIVISION.
7. ALL CONSTRUCTION ON THE LOTS IN THE SUBDIVISION MUST BE APPROVED BY THE DEVELOPER OR AN ARCHITECTUAL CONTROL COMMITTEE WHICH WILL BE SET UP AT SUCH TIME AS THE DEVELOPER DECIDES TO. APPROVAL FOR THE CONSTRUCTION MUST BE OBTAINED FROM THE DEVELOPER OR ARCHITECTUAL CONTROL COMMITTEE BEFORE ANY CONSTRUCTION CAN BEGIN.
8. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT EXCEPT THAT DOGS, CATS, AND OTHER SMALL TYPE PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BERD, OR MAINTANED FOR COMMERCIAL PURPOSE. A PROPER PEN, AND OR SHELTER SHALL BE PROVIDED FOR SUCH ANIMALS AND THESE ANIMALS WILL NOT BE ALLOWED TO RUN 'LOUSE' IN THE SUBDIVISION.
9. ALL BUILDINGS IN THE SUBDIVISION SHALL BE REQUIRED TO MEET THE MINIMUM BUILDING CODE OF THE CITY OF OLIVE BRANCH. ALL CONSTRUCTION SHALL BE REQUIRED TO BE COMPLETED WITHIN 12 MONTHS FROM THE DATE OF THE BEGINNING OF THE CONSTRUCTION.

OWNERS CERTIFICATE

WE, REEVES AND WILLIAMS INC. AND UNITED SOUTHERN BANK THE OWNERS OR MORTGAGE HOLDERS OF THE SUBDIVISION HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT OF WAYS FOR THE STERRTS AS SHOWN ON THE PLAT TO THE PUBLIC USE AND TO THE CITY OF OLIVE BRANCH. WE ALSO RESERVE THE UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PUBLIC UTILITIES. WE CERTIFY THAT WE ARE THE OWNERS OR MORTGAGE HOLDERS OF THE PROPERTY AND THAT NO TAXES ARE DUE AND PAYABLE ON THE PROPERTY. THIS THE 3<sup>rd</sup> DAY OF April, 1995.

*Jon Reeves*  
REEVES & WILLIAMS INC.  
JON REEVES, PRES.

*W. F. Davis*  
UNITED SOUTHERN BANK

STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY AFORSaid JON REEVES AS PRESIDENT OF REEVES & WILLIAMS WHO ACKNOWLEDGED THAT FOR AND ON BEHALF OF SAID CORPORATION, AS *President* HE SIGNED SEALED AND DELIVERED SAID INSTRUMENT, AS ITS FREE ACT AND DEED, HE FIRST BEING DULY QUALIFIED AND ACKNOWLEDGED SO TO DO. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 3<sup>rd</sup> DAY OF April, 1995.

*Melissa Riley*  
NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF MISSISSIPPI, COUNTY OF DESOTO

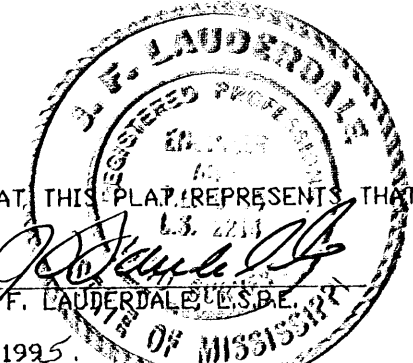
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY AFORSaid *David Kelly* AS *Vice President* OF *United Southern Bank* WHO ACKNOWLEDGED THAT FOR AND ON BEHALF OF SAID CORPORATION, AS *Vice President* HE SIGNED SEALED AND DELIVERED SAID INSTRUMENT, AS ITS FREE ACT AND DEED, HE FIRST BEING DULY QUALIFIED AND ACKNOWLEDGED SO TO DO. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 5<sup>th</sup> DAY OF April, 1995.

*Laura G. Stahl*  
NOTARY PUBLIC

*May 17, 1995*  
MY COMMISSION EXPIRES

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY WITHIN THE SUBDIVISION AND THAT THIS PLAT REPRESENTS THAT SURVEY.



APPROVED BY THE OLIVE BRANCH PLANNING COMMISSION ON THE 13<sup>th</sup> DAY OF April, 1995.

*John E. Jones*  
CHAIRMAN

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OLIVE BRANCH ON THE 18<sup>th</sup> DAY OF April, 1995.

*John E. Jones*  
CITY CLERK

*Milton Nichols*  
MAYOR MILTON NICHOLS

STATE OF MISSISSIPPI, COUNTY OF DESOTO

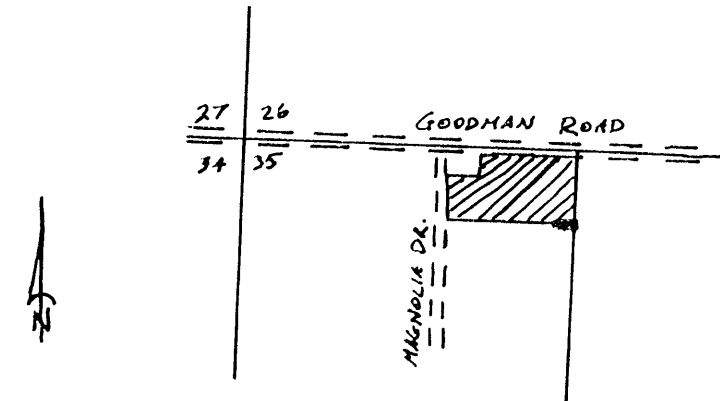
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 8:40 O'CLOCK A.M. ON THE 26<sup>th</sup> DAY OF April, 1995, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK 49 ON PAGE 33.

*W. F. Davis*  
CHANCERY COURT CLERK

STATE OF MISSISSIPPI, CITY OF OLIVE BRANCH

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK M. ON THE DAY OF 199, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK ON PAGE.

OLIVE BRANCH PLANNING DEPT.



LOCATION MAP

53 LOTS

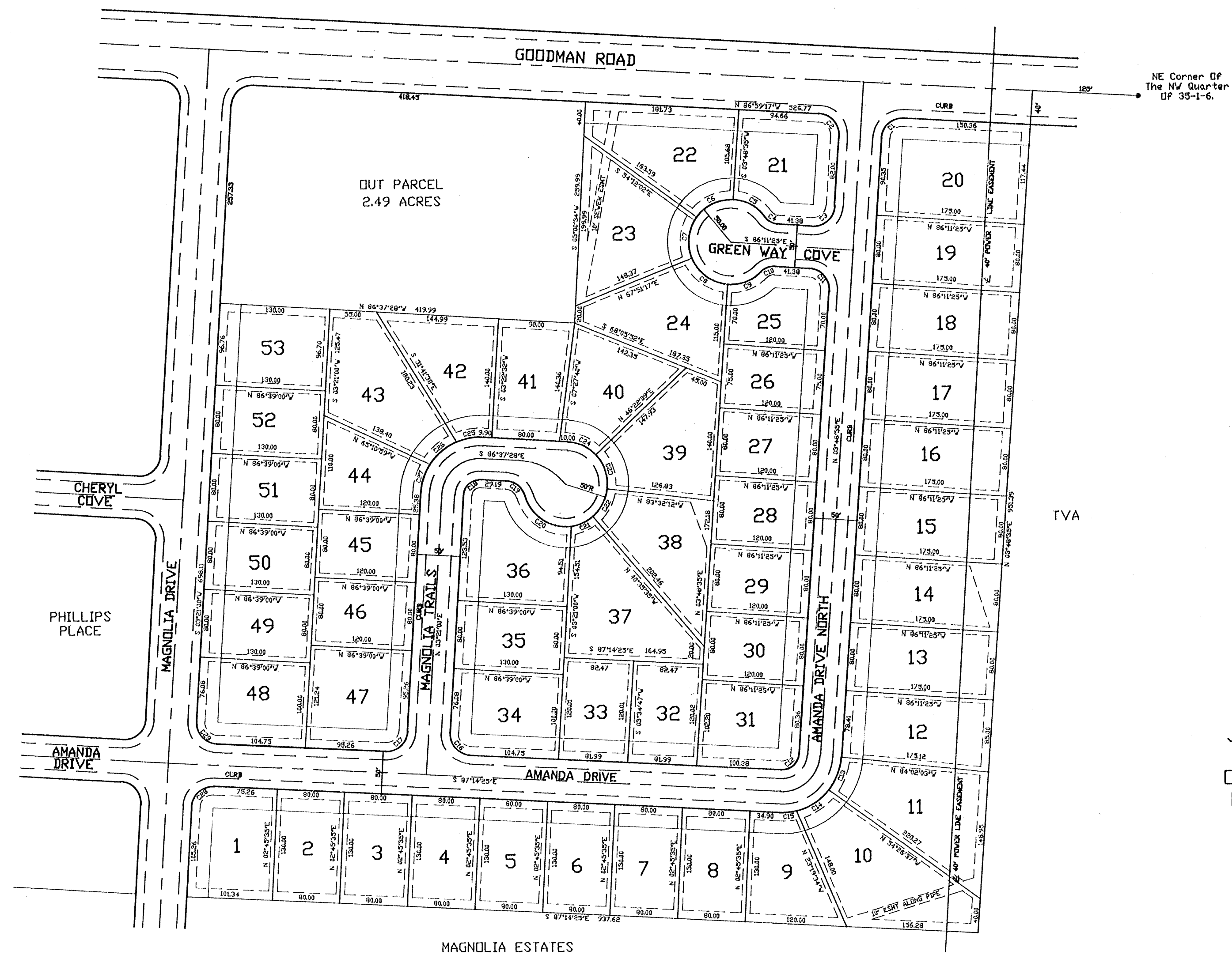
MAGNOLIA TRACE

SECTION 35, TOWNSHIP 1 SOUTH, RANGE 6 WEST  
CITY OF OLIVE BRANCH IN DESOTO COUNTY, MS.  
ZONED - R-2

18.11 TOTAL ACRES

SEPTEMBER 15, 1994.

J.F. Lauderdale L.S.P.E.  
9123 Pigeon Roost  
Olive Branch, MS 38654  
Phone: (601) 895-0422



53 LOTS  
18.11 TOTAL ACRES

SCALE: 1" = 100'

SEPTEMBER 15, 1994

J.F. Lauderdale L.S.P.E.  
9123 Pigeon Roost  
Olive Branch, MS 38654  
Phone: (601) 895-0422

10' UTILITY EASEMENT ON FRONT AND REAR OF LOTS  
5' UTILITY EASEMENTS ON THE SIDES OF LOTS

35' MINIMUM BUILDING LINE FROM CURB

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEG
1	89°12'00"	25.00	38.08	25.11	24.65	S 48°24'30"W
2	90°17'55"	25.00	39.62	26.63	25.25	N 41°52'00"W
3	90°00'00"	25.00	39.27	25.56	25.00	N 48°48'20"E
4	43°59'41"	20.00	17.45	16.09	7.23	S 61°11'34"E
5	43°59'41"	20.00	17.45	16.09	7.23	N 51°11'34"W
6	39°00'00"	20.00	15.62	14.49	27.75	S 64°08'17"W
7	27°58'48"	20.00	13.27	12.44	27.28	S 68°49'44"W
8	64°08'48"	20.00	28.89	23.03	21.27	S 24°05'54"E
9	43°59'41"	20.00	17.45	16.09	23.26	S 68°48'44"W
10	43°59'41"	20.00	17.45	16.09	23.23	S 68°48'44"W
11	90°00'00"	25.00	39.27	25.56	25.00	N 41°52'00"W
12	88°57'00"	20.00	36.55	28.02	19.64	N 48°17'05"E
13	94°59'59"	70.00	42.53	41.51	23.79	N 27°19'55"E
14	37°59'04"	70.00	46.22	45.29	23.99	N 27°19'55"E
15	16°57'01"	70.00	20.28	20.23	10.22	N 84°57'05"E
16	99°35'25"	25.00	39.53	25.54	25.26	S 41°56'49"E
17	89°14'03"	25.00	38.10	25.11	24.74	N 48°52'12"E
18	90°00'00"	20.00	36.42	26.29	25.01	S 48°21'46"W
19	20°11'44"	25.00	20.77	20.67	17.68	N 52°52'25"E
20	88°11'59"	50.00	71.73	65.74	43.62	S 27°10'44"E
21	28°17'21"	50.00	33.08	27.91	14.48	N 65°22'25"E
22	45°56'37"	50.00	37.48	36.60	19.67	N 27°56'37"E
23	29°52'29"	50.00	43.76	42.84	23.37	N 18°28'56"W
24	45°56'37"	50.00	37.52	36.63	19.69	N 55°07'42"W
25	56°46'13"	70.00	36.76	35.42	16.66	S 73°29'59"W
26	34°12'44"	70.00	41.90	41.18	23.54	S 49°29'56"W
27	23°11'05"	70.00	25.47	25.09	18.16	S 17°31'37"W
28	89°24'25"	25.00	39.01	25.17	24.74	S 48°02'11"W
29	90°00'00"	25.00	39.25	25.54	25.26	N 56°48'17"E

MAGNOLIA TRACE  
SECTION 35, TOWNSHIP 1 SOUTH, RANGE 6 WEST.  
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ZONED-R-2